143.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	890,900 / 890,900
					USE VALUE:	890,900 / 890,900
					ASSESSED:	890,900 / 890,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		STEVENS TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSS JOHN F/CINDY W
Owner 2:	
Owner 3:	
Street 1:	2 STEVENS TERRACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SCHUSSHEIM SHELLEY R--ETAL -
Owner 2:	CROSS THEODORE P -
Street 1:	2 STEVENS TERRACE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .129 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1938, having primarily Wood Shingle Exterior and 2237 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5639.000	419,600		471,300	890,900
Total Card	0.129	419,600		471,300	890,900
Total Parcel	0.129	419,600		471,300	890,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.19 | /Parcel: 398.19

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 92474

GIS Ref

GIS Ref

Insp Date 06/09/18

!11077!

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	419,600	0	5,639.	471,300	890,900		Year end	12/23/2021
2021	101	FV	407,800	0	5,639.	471,300	879,100		Year End Roll	12/10/2020
2020	101	FV	407,800	0	5,639.	471,300	879,100	879,100	Year End Roll	12/18/2019
2019	101	FV	304,300	0	5,639.	441,900	746,200	746,200	Year End Roll	1/3/2019
2018	101	FV	262,900	0	5,639.	365,300	628,200	628,200	Year End Roll	12/20/2017
2017	101	FV	262,900	0	5,639.	335,800	598,700	598,700	Year End Roll	1/3/2017
2016	101	FV	262,900	0	5,639.	306,400	569,300	569,300	Year End	1/4/2016
2015	101	FV	252,400	0	5,639.	300,500	552,900	552,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:51:39

LAST REV

Date	Time
06/25/18	09:33:25
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11077

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHUSSHEIM SHEL	1238-43		6/16/2001		485,000	No	No		
	1074-166		10/1/1990		247,000	No	No		Y

USER DEFINED

Prior Id # 1:	92474
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/5/2013	149	Manual	2,326	C				
11/1/2012	1437	Manual	5,000	C				
11/18/2011	1532	Addition	97,500					2 STORY ADDITION
11/15/2011	1447	Demoliti	2,000					demo sun room only

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	Inspected	HS	Hanne S
4/20/2018	MEAS&NOTICE	CC	Chris C
4/26/2013	Info Fm Prmt	EMK	Ellen K
11/13/2008	Meas/Inspect	336	PATRIOT
7/14/2001	MLS	MM	Mary M
11/23/1999	Mailer Sent		
11/16/1999	Measured	264	PATRIOT
2/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5639		Sq. Ft.	Site		0	80.	1.04	9									471,335						471,300	

Total AC/HA: 0.12945 | Total SF/SM: 5639 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 471,335 | Spl Credit | Total: 471,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	26 - Wood	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.14226437
Const Adj.:	0.98843086
Adj $ / SQ:	158.067
Other Features:	107800
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	570056
Depreciation:	150495
Depreciated Total:	419561

COMMENTS

646-6410. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB	1				

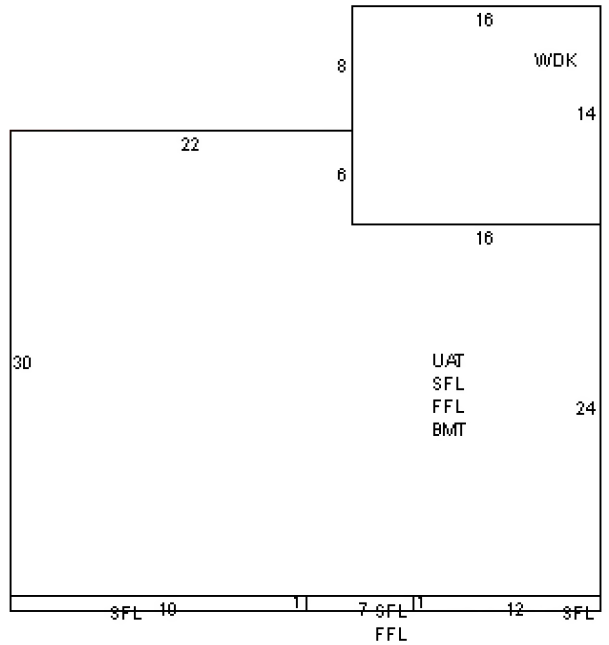
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.87
Special Features:	0	Val/Su Net:	114.58
Final Total:	419600	Val/Su SzAd	196.72

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,082	158.070	171,028
FFL	First Floor	1,051	158.070	166,128
BMT	Basement	1,044	47.420	49,507
UAT	Upper Attic	261	82.190	21,453
WDK	Deck	224	10.340	2,317

Net Sketched Area:	3,662			Total:	410,433
Size Ad	2133	Gross Area	4445	FinArea	2237

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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